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ANNUAL REPORT
OF THE
BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1964.

Boston, May 1, 1965.

HON. JOHN F. COLLINS,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1964.

ROBERT E. YORK,
Building Commissioner.

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DEPARTMENT ORGANIZATION

The Boston Building Code, Chapter 479 of the Acts of 1938, as amended, places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administered the provisions of Chapter 488 of the Acts of 1924, the so-called "Zoning Law," until its repeal by Section 13 of Chapter 665 of the Acts of 1956 as amended. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,* and the Zoning Commission. Chapter 616 of the Acts of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the historic Beacon Hill district. Reports of these Boards are incorporated herein.

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings

* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 1, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

A summary of the activities of the Building Department for the past year is included herein.

CLASSIFICATION OF DEPARTMENT PERSONNEL
(As effective on December 31, 1964.)

Quota	Title	Grade	Compensation
1	Building Commissioner	—	\$1,125 00
1	Supervising Structural Engineer	R-20	195 50
1	Associate Civil Engineer	R-18	160 50
1	Executive Secretary, Building	R-18	682 95
1	Deputy Building Commissioner	R-18	190 50
4	Senior Civil Engineer	R-16	\$132 00-177 00
1	Supervisor of Construction and Safety Inspection	R-16	177 00
1	Supervisor of Electrical Inspection	R-16	103 50
1	Supervisor of Mechanical Inspection	R-16	177 00
1	Administrative Assistant	R-15	160 50
1	Chief Gas Fitting and Sprinkler In- spector	R-15	144 50
1	Zoning Administrator	R-15	160 50
2	Chief Building Inspector	R-14	126 00-145 50
4	Chief Building Administrative Clerk	R-14	109 00-132 00
2	Chief Electrical Inspector	R-14	103 50
1	Chief Elevator Inspector	R-14	114 50
1	Chief Plumbing Inspector	R-14	145 50
1	Senior Legal Assistant	R-14	109 00
1	Chief Egress Inspector	R-13	132 00
2	Head Administrative Clerk	R-13	132 00
1	Building Construction and Repair Inspector	R-12	114 50
1	Building Plans Examiner	R-12	114 50
1	Head Clerk and Secretary	R-12	120 00
1	Legal Assistant	R-12	120 00
7	Senior Building Inspector	R-12	90 00-120 00
7	Senior Electrical Inspector	R-12	90 00-120 00
6	Senior Mechanical Inspector	R-12	90 00-120 00
1	Head Clerk	R-11	114 50
2	Senior Egress Inspector	R-11	109 00-114 50
1	Supervisor of Street Numbering	R-11	114 50

Quota	Title	Grade	Compensation
12	Building Inspector	R-10	\$81 50-109 00
7	Elevator Inspector	R-10	81 50-109 00
3	Exterior Electric Inspector . .	R-10	81 50-109 00
4	Gas Fitting Inspector	R-10	81 50-109 00
12	Interior Electrical Inspector . .	R-10	81 50-109 00
4	Plumbing Inspector	R-10	81 50-109 00
1	Senior Cashier	R-10	103 50
1	Senior Engineering Aid	R-10	81 50
2	Sprinkler Inspector	R-10	81 50-109 00
1	Street Numbering Inspector . .	R-10	98 00
1	Egress Inspector	R-9	103 50
5	Egress Zoning Inspector	R-9	103 50
4	Principal Clerk	R-8	61 00- 81 50
1	Cashier	R-6	67 00
3	Senior Clerk-Stenographer . . .	R-6	67 00- 81 50
1	Senior Clerk	R-5	64 00- 77 50
7	Senior Clerk-Typist	R-5	64 00- 85 50
3	Clerk-Typist	R-2	55 00- 74 00
1	Building Plan Storage Attendant .	16*	87 25

The following is a statement showing by number, purpose and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year Ending December 31, 1964

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation theatres, balls, movies.....	10	\$1,184,000	28	\$92,400	38	\$1,276,400
Churches, chapels, synagogues.....	1	510,000	40	334,700	41	844,700
Dwellings, 1-family.....	778	7,577,400	1,043	883,900	1,831	8,471,300
Dwellings, 2-family.....	249	3,652,300	1,135	1,006,400	1,384	4,658,700
Dwellings, 3-family.....	8	242,000	1,327	1,075,100	1,335	1,317,100
Dwellings with stores.....	—	—	311	273,800	311	273,800
Dwelling, multi-family.....	467	53,982,600	674	3,685,000	1,141	57,667,600
Multi-family with stores.....	5	11,616,100	94	778,700	99	12,394,800
Educational buildings, schools, colleges, academies, etc.....	5	3,248,100	47	3,833,500	52	7,081,600
Garage and repair shops.....	53	10,059,300	96	167,200	149	10,226,500
Hotel and club building.....	3	620,000	54	229,800	57	849,800
Institutional buildings, hospitals, clinics, asylums.....	4	2,732,000	56	3,360,400	60	6,092,400
Lodgings, dormitories, homes, convents, etc.....	14	9,277,800	231	3,450,600	245	12,728,400
Lodgings with stores.....	—	—	7	6,500	7	6,500
Manufacturing buildings, bakeries, laundries, workshops, etc.....	6	217,000	104	2,314,100	110	2,531,100
Merchandise buildings, stores, salesrooms and service stations, etc.....	27	1,644,200	531	1,885,000	548	3,499,200
Office and bank buildings.....	12	1,617,900	353	5,383,600	365	7,001,500
Public buildings.....	4	10,040,000	22	422,200	26	10,462,200
Stables, kennels, etc.....	—	—	—	—	—	—
Storage buildings.....	33	7,609,500	88	604,100	121	8,213,600
Miscellaneous.....	13	462,300	23	39,500	36	501,800
Total.....	1,692	\$126,292,500	6,264	\$29,836,500	7,956	\$156,129,000

Year 1964		
Taxable.....	\$116,690,400	74.9%
Non-Taxable.....	39,438,600	25.1%

On January 1, 1964, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings	44,954		
Buildings erected 1964	923		
		45,377	
Buildings razed		447	
Total brick and fire-resistive buildings on January 1, 1965			44,930
Wood buildings	96,924		
Buildings erected	1,188		
		98,110	
Buildings razed		617	
Total wood buildings (estimated) on January 1, 1965			97,493
Total of all buildings (estimated) on January 1, 1965			142,423

The following is a statement showing by materials, the number and estimated cost of the erection and the alterations of buildings or structures for which applications were filed with the Building Department of the City of Boston for the year 1964.

MATERIALS	NEW BUILDINGS		ALTERATIONS	
	No.	Cost	No.	Cost
Brick	301	\$34,755,000	1,879	\$10,000,200
Stone	—	—	12	285,800
Concrete and reinforced concrete	84	68,035,000	483	14,564,500
Steel frame	38	447,600	27	59,900
Concrete block, hollow tile and terra cotta	—	—	25	400,100
Other Fire-Resistive Buildings	—	—	—	—
Total Fire-Resistive Buildings	423	\$103,237,600	2,426	\$25,310,500
Wood Frame Buildings	1,186	\$20,541,300	3,838	\$4,540,300
Total All Construction	1,609	\$123,778,900	6,264	\$29,850,800

BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING DECEMBER 31, 1964.

	1964		1963	
	Number	Cost	Number	Cost
Type I. Fireproof.....	50	\$61,685,100	54	\$119,390,800
Type II. Semifireproof.....	34	6,349,900	27	1,889,100
Type IV. Brick and Wood.....	301	34,755,000	129	13,375,400
Type V. Metal Frame.....	38	447,600	23	206,200
Type VI. Wood Frame.....	1,186	20,541,300	601	10,255,000
Total new construction.....	1,609	\$123,778,900	834	\$145,116,500
Alterations, additions, etc.....	6,196	29,850,800	6,365	25,949,300
Total construction.....	7,805	\$153,629,700	7,169	\$171,065,800
Increase or decrease.....	*636 *8.8%	-17,436,100 -10.2%	*368 *5%	88,035,000 *106%
Installations, etc.....	13,765	14,395,900	12,835	14,678,600
Total all work.....	21,570	\$168,025,600	20,004	\$185,744,400
Increase or decrease.....	*1,566 *7.7%	-17,718,800 -9.5%	*172 *8%	85,530,800 85%

*Denotes increase

Statement of Building Operations for the City of Boston for the Five Years Ending December, 1964

	1964		1963		1962		1961		1960	
	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost
Type I, Fireproof.....	50	\$61,685,100	54	\$119,390,800	35	\$45,453,200	33	\$33,022,800	42	\$21,051,300
Type II, Semifireproof.....	34	6,349,900	27	1,889,100	7	3,064,000	11	4,474,000	24	3,906,700
Type III, Brick and wood.....	301	34,755,000	129	13,375,400	114	9,255,400	107	6,719,200	77	4,599,100
Type IV, Metal frame.....	38	447,600	23	206,200	56	540,500	25	485,200	22	572,900
Type V, Metal frame.....	1,186	20,541,300	601	10,255,000	464	5,245,000	398	4,058,400	448	6,245,500
Total new construction.....	1,609	\$123,778,900	834	\$145,116,500	656	\$63,557,900	574	\$48,759,600	613	\$36,273,500
Alterations, additions, etc.....	6,196	29,850,800	6,235	25,949,300	6,145	19,472,900	5,530	15,853,700	5,198	23,324,300
Total construction.....	7,805	\$153,629,700	7,169	\$171,065,800	6,801	\$83,030,800	6,104	\$64,613,300	5,811	\$59,698,300
Plumbing.....	3,596	\$5,638,600	3,235	\$5,137,700	2,800	\$5,866,800	2,294	\$4,356,300	1,903	\$2,829,400
Gasfitting.....	6,520	966,000	6,108	1,014,900	7,060	1,765,700	6,769	1,090,700	5,556	816,100
Heaters and boilers.....	1,654	618,600	1,375	714,200	1,458	724,700	1,133	525,900	1,003	451,000
Elevators, new, freight.....	80	227,100	25	513,900	33	234,500	26	246,500	28	240,000
Elevators, new, passenger.....	72	3,770,900	89	3,035,600	110	5,447,100	77	2,390,200	74	1,448,700
Elevator, alterations, freight.....	99	234,300	83	2,96,200	105	160,700	105	134,600	89	143,200
Elevator, alterations, passenger.....	124	746,600	214	1,977,000	219	1,254,700	233	1,684,400	180	421,100
Signs and projections.....	358	214,100	401	155,300	337	218,000	416	197,500	470	235,000
Fire escapes.....	4	700	20	8,900	13	12,800	7	1,800	18	15,100
Take-down, wood.....	617	478,300	448	308,900	220	204,700	314	217,900	321	256,300
Take-down, brick.....	447	769,900	517	791,400	239	408,100	146	118,700	298	317,500
Sprinkler.....	150	662,400	163	801,500	169	842,400	183	600,300	140	455,900
Excavations.....	63	68,400	112	153,100	106	43,100	121	80,500	93	27,500
Use of premises.....	31	—	46	—	52	—	43	—	51	—
Total.....	13,765	\$14,395,900	12,835	\$14,678,600	13,031	\$17,182,800	11,858	\$12,047,000	10,224	\$7,555,500
Total all work.....	21,570	\$168,025,600	20,004	\$185,744,400	19,832	\$100,213,600	17,962	\$76,660,300	16,035	\$67,353,800

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1964		1963	
	Buildings	Families	Buildings	Families
1.....	778	778	358	358
2.....	249	498	133	266
3.....	9	27	31	93
4.....	46	184	17	68
Multi.....	372	8,562	131	3,247
Total.....	1,454	10,049	670	4,032

SUMMARY OF HOUSING CONSTRUCTION — YEAR, 1964	Twelve Months
New habitations erected.....	1,454
Accommodations provided by new construction.....	10,049
Accommodations provided by alterations.....	893
Habitations razed.....	905
Accommodations eliminated by razing.....	2,554
Accommodations eliminated by alterations.....	238
Net change in number of habitations.....	549*
Net change in number of accommodations.....	8,150*

*Demotes increase

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1964	
	Buildings	Families
One-family.....	29	29
Two-family.....	241	482
Three-family.....	506	1,518
Four-family.....	120	480
Five-family.....	9	45
Total.....	905	2,554

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during —

Five Calendar Years Ending December 31, 1964

NUMBER OF FAMILY UNITS IN EACH BUILDING	1964		1963		1962		1961		1960	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	778	778	358	358	383	383	339	339	383	383
2.....	249	498	133	266	33	66	36	72	19	38
3.....	9	27	31	93	7	21	—	—	—	—
4.....	46	184	17	68	—	—	4	16	—	—
5 or more.....	372	8,562	131	3,247	67	1,899	38	1,317	34	1,108
Total.....	1,454	10,049	670	4,032	490	2,379	417	1,744	436	1,529
Estimated cost of housing construction.	\$75,079,500		\$24,441,700		\$15,753,400		\$16,243,700		\$5,944,000	

Statement showing the number of habitations razed,
together with the number of family accommodations
eliminated by razing during the

Five Calendar Years Ending December 31, 1964

NUMBER OF FAMILY UNITS IN EACH BUILDING	1964		1963		1962		1961		1960	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	29	29	8	8	23	23	46	46	63	63
2.....	241	482	175	350	79	158	101	202	111	222
3.....	506	1,518	322	966	156	468	262	786	317	951
4.....	120	480	110	440	11	44	48	192	103	412
5.....	9	45	34	170	8	40	—	—	24	120
6.....	—	—	—	—	2	12	—	—	1	6
Total.....	905	2,554	649	1,924	279	745	457	1,226	619	1,774

	1964	1963	1962	1961	1960
Accommodations eliminated by alterations-repair.	238	95	101	105	56
Habitations razed.	905	649	279	457	619
Accommodations eliminated by razing.	2,554	1,924	745	1,226	1,774
Habitations erected.	1,454	670	491	417	436
New accommodations by alterations-repair.	893	527	829	553	396
Accommodations by new construction.	10,049	4,032	2,373	1,714	1,529
Net change					
Habitations.	549*	*21	*212	—40	—183
Accommodations.	8,150*	*2,540	*2,356	*966	*95

* Denotes increase

— Denotes decrease

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE
BUILDING DEPARTMENT — JANUARY 1 TO DECEMBER 31, 1964

	Documents	Fees
New documents	1,648	\$183,260 00
Elevator	137	856 00
Alterations	7,893	76,442 00
Electrical inspections	7,644	107,757 17
Electrical added	1,099	21,613 11
Elevator inspections, for both	1,694	17,688 00
Plumbing, old	3,178	12,438 50
Plumbing, new	725	13,421 00
Heating, boilers	1,655	4,750 50
Gas, old	5,889	15,334 00
Gas, new	633	2,447 00
Sprinklers	150	1,647 00
Board of Appeal	449	8,435 00
Amendments	426	2,197 00
Foundations	63	315 00
Law books	758	3,104 00
Pamphlets	2,073	1,737 25
Class B, garages	112	6,896 00
Class C, inflammables	92	6,785 00
Welders	15	45 00
Duplicate permits, etc.	41	41 00
Commissioner's hearing	12	300 00
Plans, photo, certified copy	356	1,145 00
Totals	<u>36,742</u>	<u>\$488,654 53</u>

SUMMARY OF EXAMINATIONS AND REPORTS, 1964

New buildings	6,137
Alterations	24,382
Boilers, engines, etc.	23
Plumbing, new	3,691
Plumbing, alterations	6,183
Plumbing, tests	1,058
Gas fitting, new	1,840
Gas fitting, alterations	6,356
Gas fitting, tests	3,238
Egress	13,768
Elevator inspection	3,214
Elevator, tests	2,409
Sprinklers	2,189
Standpipes	466
Tests of both	1,381
Zoning	2,176
Plans	2,098
Special form applications	6,660
Fires	518
Gas accidents:	
Fatal	1
Nonfatal	3
Elevator accidents:	
Fatal	2
Nonfatal	21
Building accidents — special reports	2
Complaints made — {violations	1,060
{unsafe buildings	597
Communications acted on	623
Special detail — Civil Defense inspections	1,506
Complaints referred to Court for action	805

ELECTRICAL INSPECTION DIVISION

No.	1964
1 Inspections made — interior	26,727
2 Inspections made — exterior	4,478
3 Manholes constructed	110
4 Underground services installed	349
5 Poles set in new locations	728
6 Poles removed	397
7 Poles standing in public ways	21,745
8 Notices of overhead construction	2,195
9 Notices of underground construction	488
10 Reports of overhead construction	1,950
11 Reports of underground construction	585
12 Vaults installed in public ways and customers' vaults	5
13 Underground conduits installed, number of linear feet	151,527
14 Accident reports investigated, exterior	625
15 Boarding and nursing homes inspected	128
16 Hospitals inspected	95
17 Nursing schools or day care agencies inspected	80
18 Foster homes inspected	42
19 Medical school inspections	28
20 Miscellaneous	24
21 Prudential Center inspections	228
22 Fires investigated (Fire Chief reports)	22
23 Permits granted for electrical work — interior	8,276
24 Supplementary fees	1,282
25 Complaints received and investigated — interior	978
26 Grants of location approved	69
27 Plans loaned to utility companies	22
28 Underground installations completed 110,000 volts, Brighton to West Roxbury, Brighton to Carver street to Boston Proper to South Station.	

FINANCIAL REPORT, 1964 — EXPENDITURES

1. PERSONAL SERVICES:

10. Permanent employees	\$652,207 62
12. Overtime	2,181 20
	<hr/>
	\$654,388 82

2. CONTRACTUAL SERVICES:

21. Communications	\$1,026 90
27. Repairs and servicing of equipment	172 71
28. Travel expenses	25,499 81
29. Other contractual services	377,121 43
	<hr/>
	\$403,820 85

3. SUPPLIES AND MATERIALS:

36. Office supplies and materials	\$12,451 59
39. Other operating supplies and materials	111 94
	<hr/>
	\$12,563 53

4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions and licenses, etc.	\$452 00
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5. EQUIPMENT:

56. Equipment loan	\$948 13
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Grand total	\$1,071,225 20
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Appropriation	\$1,081,225 20
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Department income	\$488,654 53
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Unsafe buildings razed by city	210
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Unsafe buildings shored by city or otherwise secured against trespass	16
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Total expenditure for shoring, se- curing and razing	\$312,429 13
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OFFICE OF THE BUILDING COMMISSIONER

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR MAYOR COLLINS:

Pursuant to the provisions of Section 4, Chapter 616, Acts of 1955, as amended, I transmit herewith the annual report for the year 1964 of the Beacon Hill Architectural Commission, as submitted to me by John Codman, chairman. This report will be included also in the annual report of the Building Department for the year 1964.

Very truly yours,

ROBERT E. YORK,
Building Commissioner.

May 1, 1965

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR MR. MAYOR:

This report, for the year 1964, is the tenth annual report of the Beacon Hill Architectural Commission and in accordance with the provisions of Chapter 616 of the Acts of 1955 as amended, is submitted herewith through the Building Commissioner.

The Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Eleven meetings were held during the year. Fees received for Certificates of Appropriateness were \$345.00. Cases disposed of were as follows:

1. Certificates of Appropriateness issued . . .	51
2. Applications rejected	5
3. Applications withdrawn	9
4. Applications held over	5
5. Certificates of non-applicability granted . .	77
6. Certificates of ordinary repairs granted . .	37
7. Advisory opinions given	8

Total cases (the largest number to date) . . . 192

Total cases processed in former years were: 1956, 73; 1957, 93; 1958, 73; 1959, 119; 1960, 93; 1961, 97; 1962, 191 and 1963, 126.

At the suggestion of the Commission, the Beacon Hill Civic Association filed a bill in the 1965 session of the Legislature designed to clarify, make more workable and strengthen a number of the provisions of the present act. This bill has since been enacted into law.

The experience gained by the cases involving 70-72 Mount Vernon Street — 27-29 Chestnut Street and the Charles Street garage in 1963 and 11-27 Bowdoin Street in 1964 makes it quite evident that to carry out the purposes of the Act, the Commission cannot allow new construction which creates masses inappropriate with neighboring structures, even though they may be within the zoning limits of height and land coverage. Control of mass is equally important as control of design in the preservation of an Historic District.

During the year, Mr. Robert E. Minot, architect, nominee of the Beacon Hill Civic Association, an original member of the Commission and since 1961 vice-chairman, resigned. Mr. Minot, who both lives and has his office in the District has contributed much to the formative years of the Commission. Beacon Hill owes him a deep debt of gratitude. It has been apparent that a lawyer would be a very useful member, so we were pleased when your Honor appointed Ralph G. Boyd, Esq., to fill this vacancy. However, this leaves Mr. DiStefano, Vice-Chairman, the only architect member. It would be desirable to have another architect appointed as soon as there is an opportunity.

The Commission, at the year's end, consisted of:

<i>Member</i>	<i>Nominated by</i>	<i>Term ends</i>
Dorothy W. Bisbee	The Mayor	May 1, 1965
Harriet Ropes Cabot	Society for the Preservation of New England Antiquities	May 1, 1969
Carmen DiStefano Vice-Chairman	Boston Society of Architects	May 1, 1968
John Codman, Chairman	Boston Real Estate Board	May 1, 1967
Ralph G. Boyd	Beacon Hill Civic Association	May 1, 1966

We are fortunate to still have Mr. Frank J. Coughlin, Executive Secretary of the Building Department, as Secretary of the Commission. Mr. John W. Priestley, Jr., architect, designated by the Beacon Hill Civic Association to attend hearings, continues to be most helpful with advice to the Commission as well as to applicants.

Respectfully submitted,

JOHN CODMAN,
Chairman.

FORTY-FIRST ANNUAL AND FINAL REPORT
OF THE
BOARD OF ZONING ADJUSTMENT

FOR THE YEAR ENDING DECEMBER 31, 1964

February 1, 1965

*To the Mayor of the City of Boston,
and*

*To the General Court of the Commonwealth of Massa-
chusetts.*

In accordance with the provisions of Section 20, Chapter 488 of the Acts of the year 1924, and amendments thereto, the Board of Zoning Adjustment of the City of Boston submits herewith, in the form of its forty-first and final report, a statement of its acts and doings and receipts and expenditures for the year ending December 31, 1964.

During the year, there were no new appointments or reappointments in the membership of the Board. There was no change in the organization of the Board. Albert V. Colman remained in office as Chairman. The appointees also continued to serve, Miss Raphaela DiPietro as Secretary to the Board and Mrs. Dorothea Lynch as Senior Clerk.

Thomas E. McCormick and John E. Cassidy also continued as engineer and assistant engineer, respectively.

DEATH

The members and staff of the Board learned with sorrow of the death on March 26, 1964, of their esteemed colleague, Robert T. Fowler, Jr., who had been a principal member since 1957. The Board voted to spread upon the records of the Board of Zoning Adjustment and to send to Mr. Fowler's family the following resolution:

RESOLUTION

ADOPTED BY THE BOARD OF ZONING ADJUSTMENT AND THE
ZONING COMMISSION OF THE CITY OF BOSTON ON THE
DEATH OF ROBERT T. FOWLER

Whereas, Almighty God, in His wisdom and mercy, has seen fit to remove from our midst by death our faithful and esteemed associate and friend, Robert T. Fowler; and

Whereas, Mr. Fowler served faithfully, conscientiously and constructively, first as a member of the Board of Zoning Adjustment upon nomination by the Greater Boston Real Estate Board since 1957, then in addition serving as a charter member of the Zoning Commission of the City of Boston from its establishment in 1959 until his death; and

Whereas, His years of service as a member of these official boards, unpaid so far as material compensation is concerned, have earned for him the respect of all with whom he came into contact; and

Whereas, By his death, the City of Boston has lost the services of an eminent realtor, who had an outstanding knowledge of the city's problems particularly as regards zoning, economics and tax difficulties, and a man of unusual public spirit and civic ability;

Therefore be it Resolved, That these Resolutions, conveying a deep appreciation of his cooperation and assistance, and cherished memories of his friendship and good will, be spread upon the records of the Board of Zoning Adjustment, and the Zoning Commission, and that a copy be forwarded to Robert T. Fowler's family as an expression of sympathy on the part of the members of both zoning groups.

ALBERT V. COLMAN

Chairman

Board of Zoning Adjustment

Zoning Commission

The Board, also with great regret, learned of the death of a former member, Mr. Samuel S. Eisenberg, who passed away on March 10, 1964. He had been a principal member since 1955 until his resignation in 1963, serving as Vice-Chairman the latter two years. The Board voted to spread upon the records of its Board of Zoning Adjustment and to send to Mr. Eisenberg's family the following resolution:

RESOLUTION

ADOPTED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF BOSTON AT THE MEETING ON TUESDAY, MARCH 10, 1964, ON THE DEATH OF SAMUEL S. EISENBERG

Whereas, Almighty God in His wisdom and mercy, has seen fit to remove from our midst by death our faithful and esteemed associate and friend, Samuel S. Eisenberg.

Whereas, Mr. Eisenberg served faithfully, conscientiously and constructively, as a member of the Board for nine years, and as vice-chairman for the last two years; and

Whereas, By his death the City of Boston has lost the services of an eminent architect, who had an outstanding knowledge of the city's problems particularly as regards zoning, and the economics of building site development, and a man of unusual public spirit and civic accomplishment.

Therefore be it Resolved, That these Resolutions, conveying a deep appreciation of his cooperation and assistance, and cherished memories of his friendship and good will, be spread upon the records of the Board of Zoning Adjustment, and that a copy be forwarded to Mr. Eisenberg's family as an expression of sympathy on the part of the members of the Board.

ALBERT V. COLMAN

Chairman

Board of Zoning Adjustment

Zoning Commission

The method of procedure in connection with petitions for changes in the boundaries of the zoning districts remained unchanged. Public hearings, executive sessions, and inspection trips were held as found necessary; the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and clerical work. A detailed record of the proceedings has been filed by the Board in the office of the Building Commissioner, as required by law. This record is open to public inspection, and notice of the decision has been mailed to all parties in interest.

Since the enactment of the Zoning Law in 1924, a total of 542 petitions have been received. A summary of action taken on petitions received during 1964 and a condensed summary of all petitions is contained herein in Tables I and II.

LEGISLATION

Chapter 244, of Acts of 1964

THE COMMONWEALTH OF MASSACHUSETTS

In the Year One Thousand Nine Hundred and Sixty-four

AN ACT POSTPONING THE EFFECTIVE DATE OF A CERTAIN
ZONING REGULATION IN THE CITY OF BOSTON.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Section 14 of chapter 665 of the acts of 1956, as amended by section 1 of chapter 408 of the acts of 1957, is hereby further amended by striking out, in lines 16 and 17, the words "twelve months have expired after it is so filed" and inserting in place thereof the words:—December thirty-first, nineteen hundred and sixty-four.

SECTION 2. This act shall take effect upon its passage. March 31, 1964

Approved,
at 3 o'clock and 30 minutes, p.m.

(signed) ENDICOTT PEABODY,
Governor.

This act was passed to allow a further period of time for building activity under the zoning code enacted in 1924. It thus extended the scheduled dissolution of this Board of Zoning Adjustment until December 30, 1964.

TABLE NO. 1

SUMMARY OF ACTION TAKEN ON ZONING PETITIONS
Petitions Pending at End of 1963

Petition No.		
501	Hyde Park Change from R-35 zone to R-40 (less restrictive)	Denied
512	Hyde Park Permit building to exceed allowable number of stor- ies	Confirmed
513	Hyde Park Permit building to exceed allowable number of stor- ies	Confirmed
514	Hyde Park Permit building to exceed allowable number of stor- ies	Confirmed

Petition

No.

515	Boston Proper					
	Permit building to exceed allowable building height					Confirmed
445	Brighton					
	Change from an R-35 and R-65 to R-155	.	.			Decision
	(less restrictive)					Pending
						1959

Petitions Received During Year 1964

Petition

No.

516	West Roxbury					
	Change from an R-35 and R-40 to an L-35	.	.			Granted
	(less restrictive)					
517	Roslindale					
	Change from L-40 and R-35 to R-65	.	.	.		Granted
	(less restrictive)					
520	Roslindale					
	Change from an R-35 to L-35	.	.	.	.	Granted
	(less restrictive)					
522	Dorchester					
	Change from an R-40 to L-40	.	.	.	.	Denied
	(less restrictive)					
524	Brighton					
	Change from an L-65 to R-65	.	.	.	.	Denied
	(more restrictive)					
532	Brighton					
	Change from an R-65 to B-65	.	.	.	.	Granted
	(less restrictive)					
534	Roslindale					
	Change from an R-35 to R-40	.	.	.	.	Granted
	(less restrictive)					
535	Roslindale					
	Change from an R-35 to R-40	.	.	.	.	Granted
	(less restrictive)					

Review of Board of Appeal Decisions

Petition

No.

518	Boston Proper					
	Permit building to exceed allowable building height					Confirmed
519	Hyde Park					
	Permit building to exceed allowable building height					Denied
521	Boston Proper					
	Permit building to exceed allowable building height					Confirmed
523	Boston Proper					
	Permit building to exceed allowable building height					Confirmed
525-531	Dorchester					
	Permit building to exceed allowable building height					Confirmed
533	South Boston					
	Permit building to exceed allowable building height					Confirmed
536	West Roxbury					
	Permit building to exceed allowable number of					
	stories	.	.	.	.	Denied
537	East Boston					
	Permit building to exceed allowable building height					Confirmed
538	Boston Proper					
	Permit building to exceed allowable building height					Confirmed
539	Brighton					
	Permit building to exceed allowable building height					Confirmed
540	West Roxbury					
	Permit building to exceed allowable building height					Denied
541	West Roxbury					
	Permit building to exceed allowable building height					Denied

Petitions Pending December 30, 1964

Petition

No.

445 Brighton

Change from an R-35 and R-65 to R-155 . . . Decision
(less restrictive) Pending
(1959)

R — General Residence District

L — Local Business District

H — Multiple Residence District

Number — Building Height Limit

TABLE II

SUMMARY FROM JUNE, 1924 TO DECEMBER 30, 1964

Zone changes allowed

More restrictive 49

Less restrictive 129

Total 178

Zone changes not allowed

More restrictive 22

Less restrictive 172

Total 194

Review of Board of Appeal Cases

Board of Appeal decisions

Confirmed 101

Board of Appeal decisions

Not confirmed 16

Total 117

Petitions withdrawn 51

Petitions pending 1

Petitions declared moot 1

Total petitions received 542

The last petition is number 541 since petition 47a is the 48th petition.

BOARD MEMBERSHIP

ALBERT V. COLMAN, *Chairman*

<i>Members</i>	<i>Term Ending</i>
Theodore W. Paul, Massachusetts Motor Truck Association, Inc.	May 1, 1963
Albert V. Colman, Mayor's Representative	May 1, 1961
Robert T. Fowler, Jr., * Boston Real Estate Board	May 1, 1962
Elliott Henderson, Greater Boston Chamber of Commerce	May 1, 1961
Philip M. Horan, Sr., Master Builders Association	May 1, 1961
Charles F. Spillane, Boston Central Labor Union	May 1, 1964
James A. Broyer, Mayor's Representative	Dec. 30, 1964
<i>Alternates</i>	
John Codman, Boston Real Estate Board	May 1, 1962
John J. Cotter, Boston Central Labor Union	May 1, 1964
Douglas B. Footit, Boston Society of Landscape Architects	May 1, 1960
Thomas M. Horan, Massachusetts Real Estate Association	May 1, 1960
C. Clark Macomber, Associated Industries of Massachusetts	May 1, 1962

*Died March 26, 1964

FINANCIAL STATEMENT

Fees for petitions filed with the Board were \$35.00 (Chapter 30, Section 1, Item 360 of the Revised Ordinances of 1961). Eight petitions were filed and \$299.45 has been deposited with the City Collector during the year. There is no fee required for review of Board of Appeal petitions on height variances; eleven such petitions were received during the year.

The Board was allowed \$740.00 in the regular budget for three months operating expenses. The Board of Zoning Adjustment was supposed to go out of existence on March 31, 1964 but, under Chapter 244, Acts of 1964, the effective date of the new code and the new commission (Zoning Commission) was postponed to March 31, 1964. A transfer of funds (\$1,500) was therefore made from the Zoning Commission funds to the Board of Zoning Adjustment funds on July 17, 1964.

Allowed	\$2,240	00
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Expenditures:

1. Personal Services	\$454	40
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2. Contractual Services	967	45
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Communications

Verbatim reporting

Advertising, etc.

3. Supplies & Materials	<u>173</u>	<u>05</u>
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Office supplies,

Printing

Prints for petitions

Total expended	1,594	90
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\$645 10

SIXTH ANNUAL REPORT
OF THE
ZONING COMMISSION

FOR THE YEAR ENDING DECEMBER 31, 1964

Boston, February 1, 1965.

HON. JOHN F. COLLINS,
Mayor of Boston

DEAR SIR:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its sixth annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1964.

The members and staff of the Commission learned with sorrow of the death on March 26, 1964, of their colleague, Robert T. Fowler, Jr. The Board of Zoning Adjustment which contained several members who were jointly members of the Zoning Commission acknowledged his valuable service to the Zoning Commission in its adoption of the following resolution:

RESOLUTION

ADOPTED BY THE BOARD OF ZONING ADJUSTMENT AND THE
ZONING COMMISSION OF THE CITY OF BOSTON ON THE
DEATH OF ROBERT T. FOWLER

Whereas, Almighty God, in his wisdom and mercy, has seen fit to remove from our midst by death our faithful and esteemed associate and friend, Robert T. Fowler; and

Whereas, Mr. Fowler served faithfully, conscientiously and constructively, first as a member of the Board of Zoning Adjustment upon nomination by the Greater Boston Real Estate Board since 1957, then in addition serving as a charter member of the Zoning Commission of the City of Boston from its establishment in 1959 until his death; and

Whereas, His years of service as a member of these official boards, unpaid so far as material compensation is concerned, have earned for him the respect of all with whom he came into contact; and

Whereas, By his death, the City of Boston has lost the services of an eminent realtor, who had an outstanding knowledge of the city's problems particularly as regards zoning, economics and tax difficulties, and a man of unusual public spirit and civic ability;

Therefore be it Resolved, That these Resolutions, conveying a deep appreciation of his cooperation and assistance, and cherished memories of his friendship and good will, be spread upon the records of the Board of Zoning Adjustment, and the Zoning Commission, and that a copy be forwarded to Robert T. Fowler's family as an expression of sympathy on the part of the members of both zoning groups.

Albert V. Colman
Chairman
Board of Zoning Adjustment
Zoning Commission

On March 31, 1964, on the eve of the April 1st date for the repeal of the old zoning law and the installation of the new code, Chapter 244 of the Acts of 1964, further postponing the effective date of the new zoning regulation until December 31, 1964, was enacted.

Due in part to the above and also because of vacancies in the membership, the commission did not meet during the year. Mr. Albert V. Colman continued as Chairman, Miss Raphaela Di Pietro as Acting Secretary and Thomas E. McCormick as Engineer.

Late in the year, the following appointments and reappointments to the commission were made.

REAPPOINTMENTS

Albert V. Colman, mayor's selection, a charter member, and also a former member of the dissolved Board of Zoning Adjustment was reappointed for the term ending May 1, 1967. After confirmation by the City Council, to approval before the City Clerk under date of August 25, 1964, and was sworn as such officer.

Alfred Gross, a member of the Commission upon nomination of the Master Builders' Association of Boston, also a charter member of the Commission was reappointed for the term ending May 1, 1965. After

confirmation by the City Council, he appeared before the City Clerk under date of December 14, 1964, and was sworn as such officer.

Theodore W. Paul, a member of the Commission upon nomination of the Massachusetts Motor Truck Association, also a charter member and a former member of the dissolved Board of Zoning Adjustment, was reappointed for the term ending May 1, 1965. After confirmation by the City Council, he appeared before the City Clerk under date of October 20, 1964, and was sworn as such officer.

Charles F. Spillane, a member of the Commission upon nomination of the Boston Central Labor Union, also a charter member and a former member of the dissolved Board of Zoning Adjustment was reappointed for the term ending May 1, 1967. After confirmation by the City Council, he appeared before the City Clerk under date of December 30, 1964, and was sworn as such officer.

Stanley Underhill, a member of the Commission upon nomination of the Society of Landscape Architects, a charter member, was reappointed for a term ending May 1, 1966. Upon confirmation by the City Council, he appeared before the City Clerk under date of January 5, 1965, and was sworn as such officer.

NEW APPOINTMENTS

Eldridge W. Buffum, mayor's selection, was appointed for the term ending May 1, 1965, succeeding General Timothy J. Regan, Jr. After confirmation by the City Council, he appeared before the City Clerk under date of August 24, 1964, and was sworn as such officer.

Alexander J. Bone, a member of the Commission upon nomination by the Boston Society of Civil Engineers, was appointed for the term ending May 1, 1966, succeeding William J. Hyland. After confirmation by the City Council, he appeared before the City Clerk under date of August 27, 1964, and was sworn as such officer.

Richard B. Fowler, a member of the Commission upon nomination of the Greater Boston Real Estate Board, was appointed for the term ending May 1, 1967, succeeding his late brother, Robert T. Fowler. After

confirmation by the City Council, he appeared before the City Clerk under date of August 28, 1964, and was sworn as such officer.

Elliott Henderson, a member of the Commission upon nomination of the Greater Boston Chamber of Commerce, and a former member of the dissolved Board of Zoning Adjustment, was appointed for the term ending May 1, 1966, succeeding Antonio F. Iovino. After confirmation by the City Council, he appeared before the City Clerk under date of August 25, 1964, and was sworn as such officer.

There were two vacancies at the end of the year.

LEGISLATION

Chapter 244, of Acts of 1964

THE COMMONWEALTH of MASSACHUSETTS

In the Year One Thousand Nine Hundred and Sixty-four

AN ACT POSTPONING THE EFFECTIVE DATE OF A
CERTAIN ZONING REGULATION IN THE CITY OF
BOSTON.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Section 14 of chapter 665 of the acts of 1956, as amended by section 1 of chapter 408 of the acts of 1957, is hereby further amended by striking out, in lines 16 and 17, the words "twelve months have expired after it is so filed" and inserting in place thereof the words:— December thirty-first, nineteen hundred and sixty-four.

SECTION 2. This act shall take effect upon its passage.
March 31, 1964

Approved,
at 3 o'clock and 30 minutes, p. m.

(signed) ENDICOTT PEABODY,
Governor.

This act was passed to allow a further period of time for building activity under the zoning code enacted in 1924. It thus extended the scheduled dissolution of this Board of Zoning Adjustment until December 30, 1964.

COMMISSION MEMBERSHIP

As of December 31, 1964

ALBERT V. COLMAN, *Chairman*ELLIOTT HENDERSON, *Vice-Chairman*

<i>Members</i>	<i>Term Ending</i>
Albert V. Colman, Mayor's Selection	May 1, 1967
Alexander J. Bone, Boston Society of Civil Engineers	May 1, 1966
Eldridge W. Buffum, Mayor's Selection	May 1, 1965
Richard B. Fowler, Greater Boston Real Estate Board	May 1, 1967
Alfred Gross, Master Builders' Association of Boston	May 1, 1965
Elliott Henderson, Greater Boston Chamber of Commerce	May 1, 1966
Theodore W. Paul, Massachusetts Motor Truck Association, Inc.	May 1, 1965
Charles F. Spillane, Greater Boston Massachusetts Central Labor Council	May 1, 1967
Stanley Underhill, Boston Society of Architects and Boston Society of Landscape Architects	May 1, 1966

Number of permits and licenses issued from January 1 to December 31, 1964, by the Committee on Licenses, Building Department, and revenue received for same:

CLASS	Number of Permits and Licenses Issued	Revenue Received
Garages	114	\$6,896 00
Private 487 cars 69 permits \$792		
Lubritorium 29 cars 7 permits 495		
Wash Stand 16 cars 2 permits 180		
Repair Shop 83 cars 13 permits 963		
Business 658 cars 18 permits 2,746		
Public 4,613 cars 5 permits 1,721		
Total 5,886 cars 114 permits \$6,896		
Flammables	93	6,786 00
Total gallonage: 947,992 gallons		
Total cubic feet of gases: 159,053 cubic feet		
Total	207	\$13,682 00

BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117, of chapter 479, Acts of 1938, as amended, in its functioning, may vary the provisions of the Act referred to it in specific cases which appear to them not to have been contemplated by this Act although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Building Law and shall be unanimous under the Zoning Law (chapter 488, Acts of 1924, as amended) and shall not conflict with the spirit of any provision of said Acts.

The following is a statistical summary of the work of this department for the year 1964:

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	272
Appeals received	269
Decisions rendered also <i>in re</i> cases carried over from 1963	3
Appeals sustained	17
Appeals sustained with provisos	229
Appeals dismissed	17
Appeals withdrawn	9
Appeals pending	0

In re Zoning Law, Chapter 488, Acts of 1924, as amended:

Decisions rendered	184
Appeals received	184
Decisions also rendered <i>in re</i> cases carried over from 1963	4
Appeals sustained	33
Appeals sustained with provisos	98
Appeals dismissed	50
Appeals withdrawn	3
Appeals pending	4

BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and re-established by legislative act in 1938 (Chapter 479, Acts of 1938 as amended). It acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said application under certain rules and regulations adopted as procedure by the Board. The members of the Board are appointed by the mayor and consist of an architect or engineer, a contractor or mechanic, and a lawyer.

The following is a summary of the applications acted upon by the Board in 1964:

		Fees
Applications received	212	
Applications approved	158	\$1,580 00
Applications rejected	33	
Licenses renewed	2,451	7,353 00
Licenses reissued	78	780 00
		<hr/>
Total receipts		\$9,713 00

BOARD OF ZONING ADJUSTMENT
and
ZONING COMMISSION

Revised Ordinances of 1961, Chapter 9, Sections 9 and 10, placed the Board of Zoning Adjustment and the Zoning Commission in the Building Department but not subject to the control of the Building Commissioner except that communications to the Mayor and the annual report of the Board and the Commission shall be submitted through the Building Commissioner.

Chapter 665 of the Acts of 1956 established a new Zoning Commission for the City of Boston with authority to formulate regulations to "regulate and restrict the height, number of stories, and size of buildings and structures, the size and width of lots, the percentage

of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, agriculture, residence or other purposes; provided, that”

Under the terms of the Enabling Act (Chapter 665 of 1956) such regulations were to become effective on April 1, 1964, but a special act of the legislature, Chapter 244 of the Acts of 1964, deferred the effective date to December 31, 1964.

The zoning regulations formulated under authority of Chapter 665 of 1956, as amended, superseded the Zoning Law enacted by Chapter 488 of the Acts of 1924, effective June 5, 1924. Chapter 488 of the Acts of 1924 was repealed by Section 13 of Chapter 665 of the Acts of 1956, said repeal to take effect at the same time the regulations established under authority of said Chapter 665 became effective.

Such regulations became effective on December 31, 1964.

LEGISLATION

CHAPTER 779, ACTS OF 1962

CHAPTER 268A, GENERAL LAWS

This chapter known as “the code of ethics law” or “conflict of interest law” became effective on May 1, 1963. Its intent is to set standards of conduct for the guidance of officials or employees of a governmental agency so as to prevent the impairing of his independence of judgment in the exercise of his official duties because of his engagement in some other business or professional activity.

Though the City Council is empowered to and, in several other cases of unpaid officials, did expressly classify them as “special municipal employees”, and thus gave them special status, it did not so classify members of the Board of Zoning Adjustment. This resulted in the resignation of four members of the board.

CHAPTER 795, ACTS OF 1963

This chapter prevents any future change or deviation in the zoning law which would permit high-rise development on the Jamaica way. It provides that "Notwithstanding the provision of Section 13 of Chapter 652 of the Acts of 1960 or any other provision of law to the contrary, no building, which exceeds 65 feet in height, shall be constructed on land abutting on the Jamaica way in the City of Boston."

Projects Costing \$100,000 or More Year Ending December 31, 1964

Purpose	Location	District	Owner	Cost
Apartment-Carage.	75-95 Cardinal O'Connell Way.	West End.	Charles River Park.	\$7,980,000
Garage.	75-770 Boylston st.	Back Bay.	Prudential Insurance Co.	7,100,000
Warehouse-Garage.	101 Willis St., Extension.	Roxbury.	Pappas Bros.	6,739,300
Dormitories.	650-672 Commonwealth av.	Back Bay.	Boston University.	6,500,000
Library.	771 Commonwealth av.	Back Bay.	Boston University.	4,800,000
School (addition)	346 Huntington av.	Roxbury.	Northeastern University.	2,900,000
Apartment.	176-180 Beacon st.	Back Bay.	Leonard Properties, Inc.	2,869,000
Apartment.	15-91 Westgate rd.	West Roxbury.	Savario Nardelli.	2,800,000
Apartment.	875 Morton st.	Dorchester.	Morton Street Trust.	2,660,000
Apartment.	1935 Tremont st.	Roxbury.	Back Bay Towers.	2,600,000
Apartment.	1935 Commonwealth av.	Allston.	B. Seigel.	2,160,000
Hospital.	45-51 Blossom st.	West End.	Shriners' Hospital.	2,000,000
Nursing Home (addition)	40 Old Harbor st.	South Boston.	Carmelite Sisters.	1,750,000
Apartment.	586 Commonwealth av.	Kenmore Square.	Kenmore Square Apartments.	1,693,000
Home for Aged (addition)	111 Orient av.	East Boston.	Sons of Divine Providence.	1,200,000
Offices (alterations)	800 Boylston st.	Back Bay.	Prudential Insurance Co.	1,532,000
Power Plant (addition)	776 Summit st.	South Boston.	Boston Edison Co.	1,500,000
Apartment.	Lawndale rd.	Roslindale.	Florence Apartments, Inc.	1,383,700
Apartment.	Neponset Valley Parkway.	Hyde Park.	F. W. George Corp.	1,145,000
Telephone Exchange (addition)	8 Harrison av.	City Proper.	N. E. Tel. & Tel. Co.	922,000
Apartment.	American Legion Highway.	Roslindale.	First Realty.	900,000
Offices.	50 Dalton st.	Back Bay.	Cambridge Scitvia Corp.	835,000
School.	111 Morrissey Blvd.	Dorchester.	Boston College High School.	800,000
Garage.	111 Perkins st.	Matapan.	Jamaica Plain Development Corp.	786,000
Apartment.	50-60 Bismarck st.	Jamaica Plain.	Thomas J. Hatley.	720,000
Apartment.	55 Vogel rd.	West Roxbury.	Edison Park, Inc.	660,000
Gymnasium.	101-111 Tremont st.	Brighton.	C. Feltz.	610,000
Hotel.	1234 Soldiers Field rd.	East Boston.	St. Dominic Savio.	600,000
Apartment.	4925 Washington st.	Brighton.	Brighton Real Estate Corp.	600,000
Apartment.	179-203 Forest Hills st.	West Roxbury.	Edward Burke.	585,000
Apartment.	515 Melville av.	Jamaica Plain.	Forest Hills Realty.	570,000
School.	326 Newbury st.	Dorchester.	Boston Housing Authority.	552,000
Apartment.	5-15 Linda Lane.	Back Bay.	Boston Architectural School.	550,000
Apartment.	175-177 West Ninth st.	Dorchester.	Michael Walsh.	550,000
Church.	5-7 V.F.W. Parkway.	South Boston.	Boston Housing Authority.	510,000
Apartment.	575 American Legion Highway.	West Roxbury.	Roman Catholic Archbishop of Boston.	510,000
Apartment.	1037-1045 River st.	Roslindale.	Adams Realty.	500,000
		Hyde Park.	Rita Caulfield.	456,000

Apartments.....	2000 Commonwealth av.	Allston.....	B. Constantino.....	450,000
Warehouse.....	99 Rivermoor st.	West Roxbury.....	United Liquors.....	450,000
Hospital (alterations).....	25 Rinney st.	Roxbury.....	Children's Hospital.....	425,000
Fire Station.....	300 Longwood av.	Roxbury.....	Children's Hospital.....	400,000
Hospital (alterations).....	726 Congress st.	City Proper.....	City of Boston.....	400,000
Apartments.....	94-130 Chestnut Hill av.	Brighton.....	St. Elizabeth's Hospital.....	398,000
Apartments.....	307-311 Harvard st.	Dorchester.....	Boston Housing Authority.....	387,000
Supermarket.....	612 Centre st.	Jamaica Plain.....	Jamaica Pond Realty.....	350,000
Hospital (alterations).....	500 Geneva av.	Dorchester.....	Supreme Markets, Inc.....	330,000
Apartments.....	20 Staniford st.	West End.....	Refina Foundation.....	330,000
Recreation Building.....	5110-5118 Washington st.	West Roxbury.....	Sevenel Corp.....	315,000
Nursing Home.....	401 Warren st.	Roxbury.....	Towne Estate Trust.....	307,000
Day Care Nursery.....	337 Neponset av.	Dorchester.....	Boston Y.M.C.A.....	304,200
Apartments.....	116-120 Spring st.	West Roxbury.....	James and Marta Carney.....	300,000
Apartments.....	26 Wales st.	Dorchester.....	Carl Howard.....	300,000
Nursing Home.....	11 Curley st.	West Roxbury.....	Salvation Army.....	300,000
Apartments.....	40 Parley av.	Jamaica Plain.....	Rosindale Associates.....	299,000
Service Station (addition).....	1370 Boylston st.	Back Bay.....	A. Kibler.....	297,500
Apartments.....	4959-4965 Washington st.	West Roxbury.....	Sears Roebuck Co.....	272,000
Apartments.....	85 Sutherland rd.	Brighton.....	S. Mabardy.....	270,000
Apartments.....	754-760 Metropolitan av.	Hyde Park.....	R. J. Schmer.....	270,000
Apartments.....	135 Granite av.	Dorchester.....	New Mode Realty.....	260,000
School (addition).....	315-321 Harvard st.	Dorchester.....	Corcoran Realty Trust.....	255,000
Nursing Home.....	612 Metropolitan av.	Hyde Park.....	M. Holbrow.....	250,100
Warehouse.....	97 Spring st.	West Roxbury.....	City of Boston.....	250,000
Manufacturing (alterations).....	570 Rutnerford av.	Jamaica Plain.....	Edward Grogan.....	250,000
Lodgings (alterations).....	207 Commercial st.	Charlestown.....	Charles J. O'Malley.....	250,000
Nursing Home.....	15-37 Bowdoin st.	North End.....	Whiting Milk Co.....	250,000
Apartments.....	638 Washington st.	Beacon Hill.....	Prince Macaroni Mfg. Co.....	234,000
Apartments.....	18 Glencoe st.	Dorchester.....	Wasserman Dev. Corp.....	234,000
Apartments.....	1490 Tremont st.	Roxbury.....	M. Dahlquist.....	230,000
School (alterations).....	747 Washington st.	Brighton.....	Louis Price.....	228,800
Apartments.....	240 Newbury st.	Back Bay.....	Mission Hill Manor.....	225,000
Hospital (alterations).....	818 Harrison av.	South End.....	Nardese & Moriarty.....	200,000
Apartments.....	16-75 Waldemar av.	East Boston.....	Chamberlayne School.....	200,000
Office (alterations).....	750 Cummins H'way	Mattapan.....	Venci Realty.....	200,000
Bowling Alleys.....	1530 River st.	Back Bay.....	Richard R. Yazza.....	200,000
Apartments.....	68 Butler st.	Dorchester.....	Prudential Ins. Co.....	200,000
School (addition).....	866 East Broadway	South Boston.....	Empire Lanes.....	199,800
Offices (alterations).....	797-799 Boylston st.	Back Bay.....	R. C. Archbishop of Boston.....	198,000
Nursing Home.....	45 Adams st.	Dorchester.....	Edward Grogan.....	196,000
Apartments.....	637 Washington st.	Dorchester.....	Anthony Principi.....	195,000
Apartments.....	17-19 Winter st.	Dorchester.....	Winter Realty.....	192,000

Projects Costing \$100,000 or More (Concluded)

Year Ending December 31, 1964

Purpose	Location	District	Owner	Cost
Apartments	34 Gardner st.	Allston	Harris Realty	\$185,000
Garage	1505 Commonwealth av.	Allston	W. J. O'Brien	185,000
Apartments	1895 Centre st.	West Roxbury	804 Centre Street Trust	185,000
Apartments	171 South st.	Jamaica Plain	Dane Tucceri	185,000
Apartments	9 Hannon st.	Neponset	Consalvo & Patnotti	182,000
Apartments	250 Spring st.	West Roxbury	Ambassador Realty	180,000
Apartments	15 Schiller rd.	West Roxbury	Jamaica Plain Lodge, Moose No. 189	180,000
Nursing Home	42 Milton st.	Dorchester	Charles J. O'Malley	175,000
Freight Terminal	230 Southampton st.	Roxbury	International Harvester Co.	175,000
School (alterations)	25 Shattuck st.	Roxbury	Harvard College	175,000
Apartments	20 Bicknell st.	Dorchester	Frank Driscoll	170,000
Apartments	24 Maple st.	West Roxbury	Alexander Hamilton Homes, Inc.	170,000
Offices (alterations)	110 Tremont st.	City Proper	First Realty	169,000
Apartments	7 Schubert st.	West Roxbury	Conway Realty	165,000
School	40 Enterprise st.	South Boston	Pipe Fitters' Union	163,139
Apartments	530 Washington st.	Dorchester	Joseph Daley	160,000
Apartments	64 Hyde Park av.	Hyde Park	Dange Tucceri	158,900
Apartments	63 Tremont st.	Brighton	Aladin Realty	154,000
Power Plant (alterations)	43 Hawkins st.	City Proper	Boston Edison Co.	152,000
Apartments (alterations)	10 Albemarle st.	Back Bay	J. Pennacio	150,000
Apartments	800 Boylston st.	Back Bay	Prudential Insurance Co.	150,000
Apartments	20 Dix st.	Dorchester	Cordoba Realty	150,000
Apartments	751 Washington st.	Dorchester	Nardese & Moriarty	150,000
Apartments	415 River st.	Mattapan	Falconi Brothers	150,000
Apartments	218 Spring st.	West Roxbury	Ambassador Realty	150,000
Apartments	2165 Dorchester av.	Dorchester	Geraghty Brothers	150,000
Nursing Home	1100 V.F.W. Parkway	West Roxbury	1100 Corporation	150,000
Apartments	18 Pond st.	Jamaica Plain	Richard Vazza	150,000
Apartments	2 Brockton st.	Mattapan	Consalvo & Patnotti	150,000
School (addition)	101 St. Theresa av.	West Roxbury	Roxbury Latin School	150,000
Apartments	416 Belgrade av.	West Roxbury	Corcoran R. E. Trust	145,000
Apartments	135 Neponset av.	Dorchester	Corcoran R. E. Trust	145,000
Apartments	67-71 Sumner st.	Dorchester	Sumner Realty	140,000
Store	148 Western av.	Brighton	H & J Investment Co.	140,000
Hospital (alterations)	818 Harrison av.	South End	Michael Walsh	140,000
Apartments	1001 Corey st.	Neponset	City of Boston	140,000
Hospital (alterations)	249 River st.	Mattapan	U. S. Gypsum Co.	140,000
Warehouse	280 Chelsea st.	Charlestown	Boston Home	139,000
Dormitory	2049-2051 Dorchester av.	Dorchester	Cooper Electric Co.	138,500
Store	20 Herald st.	South End		

Apartments	140-152 Newton st.	Brighton	Village Manor Trust.	136,000
Clubhouse (alterations)	54 Park sq.	Park Square	214 Boylston Street, Inc.	135,000
Apartments	752 Metropolitan av.	Hyde Park	New Hyde Realty	135,000
Apartments	12 Acadia st.	Dorchester	Arcadia Realty	135,000
Apartments	12 Bailey st.	Dorchester	Mossdale Realty	135,000
School	455 Arborway	Jamaica Plain	Convent Congregational Church	135,000
Recreation Center	365 Charles st.	West End	Charles River Park	131,700
Apartments	491-495 Huntington av	Hyde Park	A. C. Ryley Co.	130,000
Apartments	1900 River st.	Hyde Park	John Fayoub	130,000
Apartments	200 Hancock st.	Dorchester	Hancock Realty	125,000
Apartments	73-77 Bradlee st.	Roslindale	Florence Assoc.	125,000
Apartments	30 Ironquils st.	Roxbury	Webb Canadian Assoc.	125,000
Apartments	170 Parker Hill av	Roxbury	Webb Canadian Assoc.	125,000
Hospital (alter)	195 Pilgrim rd.	Roxbury	Deaconess Hospital	125,000
Apartments	43 Bellevue st.	Dorchester	Consalvo & Pagnotti	125,000
Nursing Home	71 Bigelow st.	Brighton	George Green	120,000
Nursing Home	1505 Commonwealth av.	Allston	W. J. O'Brien	120,000
Apartments	155 Williams st.	Jamaica Plain	D. McCarthy	120,000
Apartments	266 Neponset av.	Dorchester	Corcoran Real Estate Trust	120,000
Apartments	461 Washington st.	Dorchester	C. Pettitti	120,000
Apartments	37 Shepart st.	Brighton	Carlo Tomazzillo	120,000
Apartments (alter)	720 Bennington st.	East Boston	Vito Venuti	120,000
Apartments	196 Grove st.	West Roxbury	David Conlin	120,000
Apartments	541-545 Adams st.	Dorchester	Falconi Brothers	120,000
Warehouse	30 Newmarket sq.	Roxbury	Newmarket Realty	112,000
Garage	285 Albany st.	South End	City Development Corp.	111,000
Apartments	266 Neponset av.	Dorchester	Corcoran Real Estate Trust	110,000
Apartments	422 River st.	Dorchester	Falconi Brothers	105,000
Apartments	217 Neponset av.	Dorchester	Corcoran Real Estate Trust	105,000
Supermarket (addition)	40 River st.	Dorchester	Star Market	100,000
Stores	42-46 Blanche st.	Dorchester	O. Esniko	100,000
Apartments	2 LeRose pl.	Brighton	Hodge Realty	100,000
Apartments	80 Littlefield st.	Brighton	Joseph McHugh	100,000
Apartments	16-120 Bradlee st.	Hyde Park	William Merola	100,000
Apartments	13 Fox Point rd.	Dorchester	M. Strazulli	100,000
Apartments	29 Velli st.	Mattapan	Gerachy Brothers	100,000
Church (alterations)	405 Hanover st.	North End	Roman Catholic Archbishop of Boston	100,000
Apartments	14 Fear st.	Dorchester	Pearl Street Realty	100,000
Apartments	20 Thorn st.	Hyde Park	Richard Vazza	100,000
Apartments	231-235 Harrison av	South End	Nahasty Et'ubi	100,000
Apartments (alterations)	837 River st.	Hyde Park	Julius Polner	100,000
Bank (alter)	800 Boylston st.	Back Bay	Prudential Insurance Co.	100,000

CITY OF BOSTON
PRINTING  SECTION

